

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, October 18, 2001, 9:00 a.m., City Council Chambers, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley, Carol Walker and Terry Young. Anne Bosshardt, Historic Preservation intern. Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair, Bob Ripley opened the meeting and called for a motion approving the minutes of the regular meeting held September 20, 2001. Motion for approval made by Berggren, seconded by Francis. Motion for approval carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Young voting 'yes'; Walker absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY HISTORIC PRESERVATION COMMISSION FOR DESIGNATION OF THE "INDEPENDENCE CENTER" THE FORMER TEETER NURSES RESIDENCE AT LINCOLN GENERAL HOSPITAL (BRYAN LGH WEST), LOCATED AT 16TH AND LAKE STREETS, AS A LANDMARK IN ACCORDANCE WITH LMC 27.57.120

PUBLIC HEARING: October 18, 2001

Members present: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young.

Ed Zimmer explained that this application is back before the Historic Preservation Commission due to an error in the legal notification. This is here at the request of the City Council for the recommendation of the Historic Preservation Commission.

Tom Huston appeared on behalf of Bryan LGH. He had an opportunity to tour the building in question. It is an amazing structure. He noted that the building is very well made. The adaptability is somewhat limited. The hospital would like 6 months to consider their options. The most ambitious schedule of the hospital would be to demolish the building in 2005.

No one else appeared and public hearing was closed.

ACTION:

McKee moved to defer this application to the April 18, 2002 meeting, seconded by Helwig. Motion to defer carried 6-1: Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'; Berggren voting 'no'.

APPLICATION BY JERAMIE SWANSON ON BEHALF OF SIGMA PHI EPSILON FRATERNITY FOR LANDMARK DESIGNATION OF THE CHAPTER HOUSE AT 601 N. 16TH STREET, IN THE GREEK ROW NATIONAL REGISTER DISTRICT

PUBLIC HEARING:

October 18, 2001

Members present: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young.

Mr. Zimmer stated that this area started as a National Register district in 1997. It was discussed if individual properties wished to seek individual local landmark status, they could seek donations for historic preservation. This would be the 4th individual property to come before the Commission.

Ripley wondered who the architect was on this property. Mr. Zimmer replied Miller & Craig. They did more houses on Greek Row than any other firm, with Davis & Wilson a close second.

No one else appeared and public hearing was closed.

ACTION:

Motion for approval made by Berggren, seconded by Young. Motion for approval carried 7-0: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'.

RECOMMENDATION ON NOMINATION OF PROPERTIES TO THE NATIONAL REGISTER OF HISTORIC PLACES INCLUDING

(A) THE YOST HOUSE, 1900 SOUTH 25TH STREET

(B) THE FEDERAL TRUST BUILDING, 134 SOUTH 13TH STREET

(C) THE CALHOUN HOUSE, 1130 PLUM STREET

PUBLIC HEARING:

October 18, 2001

Members present: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young.

(a) The Yost House

Dallas Jones and Tish Gade-Jones appeared on behalf of the Yost House. He stated they were present today to answer any questions.

Mr. Zimmer stated that as a certified local government, the City of Lincoln has standing in the federal process for properties that reach the National Register. This Commission makes a recommendation to the state. He presented some slides of the property. This house is designed by a German-born architect, George Berlinghof. Yost was a lumber dealer. This house easily meets the criteria for National Register nomination.

(b) the Federal Trust Building

Mr. Zimmer stated that this building has been under rehabilitation. It is a tax credit project. There is very good exterior integrity. It still retains the original bi-fold windows. He feels this will easily pass the National Register review also.

(c) the Calhoun House

Mr. Zimmer presented slides of the property. This is already a local landmark. This is a late 1880's house.

Anne Bosshardt explained that this was built in 1889 for Mr. Calhoun who was an active member of Lincoln society. He was an editor for several different newspapers. Most of the woodwork is original. At one time, all of the woodwork was painted over. The current owners have stripped all of the paint and restored the wood to its original condition.

Mr. Zimmer noted that this has been a local landmark since the late 1980's.

No one else appeared and public hearing was closed.

ACTION:

Berggren moved approval of all three properties, seconded by McKee.

Helwig congratulated Mr. and Mrs. Jones on their work at the Yost House.

Motion for approval carried 7-0: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'.

APPLICATION BY RESEARCH AND DEVELOPMENT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 311 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

October 18, 2001

Members present: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young.

Mr. Zimmer noted that more information is needed on this item. It will be carried over to the next meeting.

APPLICATION BY MONTE FROELICH FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE PEPPERBURG BUILDING, 815 "O" STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

October 18, 2001

Members present: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young.

Mr. Zimmer stated that last month, the Commission requested more information on the address sign in the alcove. He believes the design that was submitted falls into the guidelines the Commission discussed at the last meeting.

No one else appeared and public hearing was closed.

ACTION:

Motion for approval of the design submitted by the applicant made by Helwig, seconded by Walker. Motion for approval carried 7-0: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'.

APPLICATION BY BILL HENKLE ON BEHALF OF THE HENKLE & JOYCE BUILDING COMPANY FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 800 "Q" STREET IN THE HAYMARKET LANDMARK DISTRICT

Discussion:

October 18, 2001

Members present: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young.

Mr. Zimmer stated that last month the garage door was denied. He listed this item on the agenda in case Mr. Henkle wanted to come back with another design. He did not. Instead, Mr. Zimmer received a request for changes to the adjacent building. Mr. Henkle wants to change windows on the building on the corner. This information did not make the deadline for legal advertisement and will appear on the agenda next month.

MISCELLANEOUS:

The Commission inquired about the renovation of the old Federal building. Mr. Zimmer explained some of the proposed design ideas for the building. This building is still owned by the City of Lincoln.

Ripley made a motion that the Commission encourage the owner of the old Federal building to seek landmark designation as soon as possible, seconded by Helwig. Motion carried 7-0: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'.

There being no further business, the meeting was adjourned at 2:30 p.m.

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